



MUNICIPAL SERVICES CENTER

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MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad, AICP Planning and Zoning Director

SUBJECT: **PUD-2-11 Twin Lake Estates Final Development Plan Approval Extension**

LOCATION This property is located on the north side of Denham Road between the White Oak Run Drive and Hidden Creek Drive intersections in Sections 21 and 42, T-5-S, R-2-E, GLD, EBR, LA.

MASTERPLAN LAND USE	Low Density Residential & Incentive Greenspace/Conservation
PRESENT ZONING	PUD
LOT ID NUMBER	251650260, 251650259
ENGINEER/LAND SURVEYOR	Ferris Engineering, LLC
APPLICANT	Jim Clark

STAFF COMMENTS

- Background** The applicant is proposing an extension of the Final Development Plan of Twin Lake Estates. The applicant request an extension for one (1) year as allowed in **Section 8.21 (L) of the Unified Development Code**. The Planning Commission approved the original Final Development Plan on August 25, 2011. The applicant is proposing the continued construction of a Planned Unit Development consisting of around 118 single family residential lots.
- Master Plan Statement** The subject property is designated as Low Density Residential and Incentive Greenspace/Conservation land use on the "City of Central Master Plan". The previously approved use is consistent with Master Plan.
- Department of Public Works Recommendation** **Section 13.6.E** of the **City of Central Unified Development Code** allows the Planning Commission to require higher construction standards for subdivision entrance streets. Specifically, it allows for the pavement section requirement to be increased to one and one half (1 ½) inches of asphalt over six (6) inches of Portland cement concrete over five (5) inches of soil cement base.

The Department of Public Works recommends that this higher standard be required for the entrance aprons at the Twin Lake Estates project. The current approved construction plans call for one and one half (1 ½) inches of asphalt over five (5) inches of Portland cement concrete at both entrances. Based on past experience and pavement failures at other recently constructed subdivisions, the Department of Public Works recommends going with the higher standard.

The Twin Lake Estates project has two entrances to Denham Road. Concrete pavement has already been put down at the west entrance, but additional sampling and testing must be done by the lab to

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determine if this concrete pavement is acceptable. The Department of Public Works recommends that the higher standard be required for the east entrance that has not yet been constructed, and for the west entrance in the event that the existing pavement is found to be inadequate and must be replaced

4. **Planning Commission Staff Recommendation** The Planning Commission Staff recommends to approve the extension with the conditions as stipulated by the Department of Public Works regarding the higher street standards for entrance streets.
5. Scheduled for Planning Commission Meeting on **August 22, 2013.**



